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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: NEWBURGH MASONIC FELLOWSHIP SITE PLAN
(DEVELOPMENT OF PARCEL A OF LOT LINE PLAN)
PROJECT LOCATION: NYS ROUTE 32
SECTION 9 – BLOCK 1 – LOT 20.222
PROJECT NUMBER: 04-02
DATE: 28 JANUARY 2004
DESCRIPTION: THE PLAN PROPOSES VARIOUS IMPROVEMENTS ON “PARCEL A”
AS PART OF THE FRATERNAL ORGANIZATION USE. THE PLAN
WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The application involves the development of the rear lot of the Newburgh Masonic Fellowship Lot Line application (Parcel A) to include a multipurpose 1-story building, a pavilion, an office building and a (future) soccer field.

The entire parcel is located within the Design Shopping “C” zoning district of the Town. Each of the proposed development uses appears to be consistent with that permitted for the A-5 use of the bulk tables. Even if the office use is “rented”, it would be a permitted use (A-3) having the same bulk requirements.

The “required” bulk information is correct, with the exception of the value for maximum building height, which needs to reflect 12” per ft. to n.l.l.

2. The plan is conceptual in nature, since the site is a sloped hillside, and the plan (at this time) does not address site grading or developed slopes. Until such time that site grading design is completed, layout is likely subject to change. In addition, review of roadway slopes, parking lot slopes, etc. cannot be reviewed until that issue is addressed.

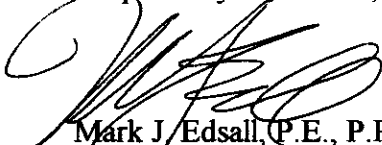
As such, I recommend that the Board make a general review of the plan and make concept comments and suggestions only.

REGIONAL OFFICES

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3. I have preformed a concept review of the submitted plan and have the following comments:
- The 3500 s.f. office building requires 24 parking spaces by code. Only 19 spaces are shown adjoining the building. The calculation incorrectly uses 1 space per 200 s.f., whereas the code is based on 1/150.
 - Once the layout is finalized, and all grading determined, the details of site development (such as walkway locations, curbing, drainage, utility services, landscaping, lighting, retaining walls (if needed), buffering (if needed), etc.).
 - The site will result in a significant increase in impermeable area, and increased drainage issues. The plan will need to quantify the impact, design the collection system, and identify the location of discharge. Downstream capacity must be verified and impacts avoided. A complete drainage study is warranted.
 - The status of the availability of water and sewer will need to be defined. No public lines exist up the existing driveway.
 - Once the plan is further defined, I will recommend that the plan be referred to the NYSDOT for review and comment.
4. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW04-02-28Jan04